

**CITY OF RICHMOND HILL PLANNING COMMISSION
MEETING MINUTES
FEBRUARY 14, 2022**

MEMBERS: Billy Albritton, Lloyd "Triple" Cooper, Charles Blanks, Lavetris Singleton, Chris Raiford

STAFF PRESENT: Scott Allison, Randy Dykes, Amanda Styer

CITY COUNCIL PRESENT: Mayor Russ Carpenter, Les Fussell

GUEST PRESENT: Adolph Nelson, Eric Nelson, Melissa Nelson, John Farmer, Rhonda Bryant, Sean Register, Georgene Brazer, Leslie Murphy, William Welbon, Alma Welbon, Ryan Strickland, Benjamin Winchester, Patricia Maggioni, Vincent Maggioni, Preston Andrews

1. Call to Order

Chairman Albritton called the meeting to order at 7PM.

2. Invocation

Vice Chairman Cooper provided a brief invocation.

3. Pledge of Allegiance

Vice Chairman Cooper led the Pledge of Allegiance.

4. Approval/Disapproval of the January 24, 2022 meeting minutes.

Commissioner Blanks made a motion to approve the minutes of the meeting of January 24, 2022; motion seconded by Commissioner Raiford and carried by all.

PLAN REVIEW:

1. Approval/Disapproval of the site plan for Stop N Stor to be located on Belfast Keller Road, a portion of map and parcel 049-002.

Assistant City Manager, Scott Allison, explained the site plan meets the PUD requirements and a master detention for Parcel 15A has been done. He explained the building elevations will come before the board at a later time for approval as they are still working on it.

Commissioner Singleton asked about fencing and Assistant Planning Director, Randy Dyles, explained there is no requirement for fencing because they will have no outdoor storage.

Commissioner Blanks made a motion to approve the site plan for Stop N Stor to be located on Belfast Keller Road, a portion of map and parcel 049-002; motion seconded by Commissioner Cooper and carried by all.

PUBLIC HEARINGS:

1. A petition has been filed with the City of Richmond Hill by Adolph Nelson requesting to rezone 28 Laurel Street from C-3, Interchange Commercial to C-1, General Commercial. Map & Parcel 0461-016.

Mr. Allison stated the property directly behind this property is zoned C-1, general commercial, so it makes sense for this to be a C-1. He explained several of the C-3 uses would not fit on this property anyway and the lot and current structure would be better suited for the uses allowed in a C-1, such as a general office or medical office.

With nothing further, the public hearing closed at 7:08pm.

2. A petition has been filed with the City of Richmond Hill by Yash Desai requesting a master plan revision to Lots 2A and 2C of the Plantation Village PUD. Map & Parcel 054-68-006-002.

Mr. Allison stated the request is to revise the master plan to add vehicle wash facility and drive-through/quick-serve restaurants as a permitted use on Lot 2A and vehicle wash facility on Lot 2C. He added that a potential site plan for the vehicle wash facility is included in the packet for review.

John Farmer, engineer on the project, explained the intent is to make the property more marketable by adding these uses.

William Welbon stated he resides in The Woods subdivision and is the HOA president. He wanted to better understand what the applicant wishes to build on the property. He said he was told this area would become the new city center, with a park and homes, not a car wash.

Georgene Brazier explained she is the chairman of the Downtown Development Authority and does not feel a car wash would be appropriate at this location. She felt there were many locations in town a car wash could go effectively, but this location is not the right fit for this area.

Trish Maggioni came forward saying she was a resident in The Woods subdivision and before buying her home was shown beautiful images of a park going near this property and does not want to see a car wash there.

Sean Register explained he is the co-founder of the Development Authority of Bryan County. He feels this developer wants to invest in our community. He explained people were against Publix coming to town early on and they became a wonderful addition to the area. Mr. Register explained this developer puts out a very nice product that would add to our community.

Preston Andrews explained he is the representative for the project. He explained there have been efforts to have a traffic light added in this area and you have to have additional traffic to warrant a traffic light. He explained there is a 35ft buffer between the property and Ford Avenue. He stated the middle site would be retail and there are currently no plans for the 4-acre parcel, but it could be something special.

John Farmer stated he is the engineer on the project. He explained there are several commercial uses already allowed on this property that could be much more invasive such as retail, medical, food and drink establishments, and hospitality. Mr. Farmer did not feel the uses the applicant is requesting is much different than what is permitted there already.

Vincent Maggioni stated he resides in The Woods subdivision and he looks at plans for their area before buying there and they included a park and neighborhood friendly uses such as a library and maybe a new city hall building. He felt the hours for a car wash would not be suitable for this area.

Benjamin Winchester stated he owns a home in The Woods subdivision as well and feels this area should be pedestrian friendly, so uses such as small retail would be appropriate, but a car wash would be counterproductive to that.

With nothing further, the public hearing closed at 7:34pm.

PUBLIC HEARING RECOMMENDATIONS:

1. Recommendation for approval/disapproval of the petition submitted with the City of Richmond Hill by Adolph Nelson requesting to rezone 28 Laurel Street from C-3, Interchange Commercial to C-1, General Commercial. Map & Parcel 0461-016.

Chairman Albritton asked what size the property was and Mr. Allison replied a half-acre.

Commissioner Raiford made a motion to recommend approval of the petition submitted with the City of Richmond Hill by Adolph Nelson requesting to rezone 28 Laurel Street from C-3, Interchange Commercial to C-1, General Commercial. Map & Parcel 0461-016; motion seconded by Commissioner Cooper and carried by all.

2. Recommendation for approval/disapproval of the petition submitted with the City of Richmond Hill by Yash Desai requesting a master plan revision to Lot 2A of the Plantation Village PUD. Map & Parcel 054-68-006-002.

Commissioner Cooper felt these uses would be very different than what was intended when the PUD was created.

Commissioner Raiford was concerned about setting a precedent and Mr. Allison explained master plan revisions are not uncommon.

Mr. Allison explained no matter what is built on the property, it will have to be designed to meet the design requirements of the Ford Overlay District.

Chairman Albritton felt the original intent of the PUD was a pedestrian friendly, small-town neighborhood.

Commissioner Blanks agreed this is not an appropriate location for these uses.

Commissioner Singleton asked if there are noise concerns with vacuums at the car wash and Mr. Allison replied at other car washes located near residential areas there have been some complaints about noise from blowers and vacuums, but not many.


Commissioner Raiford asked if the drive through restaurant requested was also a concern and Chairman Albritton replied yes, this is not the area for that either.

Commissioner Cooper made a motion to recommend denial of the petition submitted with the City of Richmond Hill by Yash Desai requesting a master plan revision to Lot 2A of the Plantation Village PUD. Map & Parcel 054-68-006-002; motion was seconded by Commissioner Blanks and carried by all.

Commissioner Cooper made a motion to close the meeting; motion seconded by Commissioner Singleton and carried by all.

With nothing further, the meeting closed at 7:50 pm.

Respectively submitted by,

A handwritten signature in black ink, appearing to read 'A. Styer', with a long horizontal flourish extending to the right.

Amanda Styer
Zoning Administrator